



**County of Orange**

# MEMO

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CP99-0036

FILE:

PA97-0006

PA94-0173

**DATE:** May 17, 1999  
**TO:** RECORD/FILE/APPLICANT  
**FROM:** C. M. Shoemaker, Chief, CPSD/Site Planning Section  
**SUBJECT:** Changed Plan CP 990036 For Project No. PA 97-0006 – SOKA University

The subject Changed Plan has been reviewed by Chad Brown of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Orange County Zoning Administrator.

The proposed changes are as follows:

There are three minor revisions to the gymnasium building that are a part of this changed plan application. The first is a change to the gymnasium building footprint, which has been reconfigured. Second, is the reduction of overall square footage of the gymnasium building. The third change is the building architectural design.

The project consists of revisions to the design of the Soka University Gymnasium building to refine the architecture, reduce the overall square footage and adjust the building footprint. The building is approximately 138 feet wide and 138 feet long. The reconfiguration of the building's footprint is directly related to the reduction of building's overall square footage. The gymnasium building was approved by PA97-0006 to include approximately 83,100 square feet. The current proposed building is approximately 76,000 square feet. The structure is in substantial compliance with the 80-foot tall height limit approved as a part of PA97-0006.

The refined architecture consists of a triangular shaped structure. The roof will be standing seam metal near the ridge, with terra cotta tiles covering the balance of the gable roof area. The gable roof design avoids the massive box-like appearance generally associated with gymnasium buildings. The front and sides of the building will be integrally colored cement plaster with sawn finished travertine accents. A large glass and metal canopy is shown over the main entry, with trellis features on the rear elevation over the loading doors.

AVPAV reviewed and approved the architectural design of the building during the April 28, 1999 meeting. They recognized the reduction in building square footage and revisions to the gymnasium component of the recreation precinct of the university as presented in the plans reviewed during the April 28, 1999 meeting.

It should be noted, this Change Plan request does not include any review or approval for any satellite dish antenna(s) for the university site.

The aforementioned changes have been found to be in substantial compliance with the original discretionary application approved by the O.C Zoning Administrator. This changed plan is only applicable to these changes and does not include any modifications to the project conditions of approval or unspecified design details.

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C. M. Shoemaker, Chief, Site  
Planning and Consistency Section

**NOTES:**

**THIS APPROVAL APPLIES TO DISCRETIONARY ACTIONS RELATED TO THE ORANGE COUNTY ZONING CODE.**

**APPROVAL OF THIS CHANGED PLAN DOES NOT INCLUDE OTHER APPROVALS REQUIRED TO COMPLY WITH COUNTY PROCEDURE.**